



Attachment A PROPERTY AT A GLANCE



Texarkana Rentals FHA #: 113-11122

ADDRESS: **Scattered Site
Texarkana, TX**
COUNTY: **Bowie**

EARNEST MONEY: **\$50,000** SALES PRICE: **Unstated Minimum**
TERMS **"All Cash- As Is"; 30 calendar days to close**
LETTER OF CREDIT: **\$40,000** SALE TYPE: **Foreclosure**

PROJECT INFORMATION

Total Units	Residential	Commercial	Foundation:	Concrete Slab
90	Revenue 90	0	Roof:	Asphalt Shingles/Flat - varies by site
	Non-Revenue 0		Exterior:	Brick Veener/Wood - varies by site
Building/Site Type Garden/Walk-up			Floors/Finish:	Carpet/Vinyl Tile

Number of Buildings	Stories	Year Built	Rehab Year	Approximate Site Acreage	Approximate Net Rentable Area
28	1-2	1974-2004	N/A	Varies	Varies

Mechanical Systems

Heating:	Air Conditioning
Fuel Electric/Gas	Individual
System Individual	Insulated
Hot Water:	
Fuel Electric/Gas	
System Individual	

Utilities

Public Water	<input checked="" type="checkbox"/>
Gas Main	<input checked="" type="checkbox"/>
Electric	<input checked="" type="checkbox"/>
Sanitary Sewer	<input checked="" type="checkbox"/>
Storm Sewer	<input checked="" type="checkbox"/>
Septic Tank	<input type="checkbox"/>

Parking

Street	Asphalt
Curb	Concrete
Sidewalk	Concrete
Parking Lot	Asphalt
Parking Spaces	46 Lot(s) 154

Apartment Features

<input checked="" type="checkbox"/>	Air Conditioning
<input checked="" type="checkbox"/>	Dishwasher
<input type="checkbox"/>	Microwave
<input checked="" type="checkbox"/>	Garbage Disposal
<input checked="" type="checkbox"/>	Refrigerator
Elec	Range/Oven
<input checked="" type="checkbox"/>	Drapes/Blinds

Community Features

<input checked="" type="checkbox"/>	Garage*
<input checked="" type="checkbox"/>	Covered Parking**
<input type="checkbox"/>	Laundry Facility
<input type="checkbox"/>	Cable/Sat Hookup
<input type="checkbox"/>	Playground
<input type="checkbox"/>	Pool
<input type="checkbox"/>	Community Space

Owner Expense

Ashley site: Water
Brookwood site: Water
Park Villa site: Water, Gas

Tenant Expense

Ashley site: Elec
Brookwood site: Elec
Galloping Way site: Elec, Gas, Water
Northgate site: Elec, Gas, Water
Park Villa site: Elec
Summerhill site: Elec, Gas, Water

OCCUPANCY

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2014	87%	87%	87%	87%	87%	87%	87%	87%	87%	87%		
2013	77%	77%	77%	77%	77%	77%	77%	77%	77%	77%	77%	77%

ESTIMATED ANNUAL RENTAL INCOME and EXPENSE:

# of Units	Type (# of Bdrs)	Approx Square Feet	Current Gross Rent	After Sale Rent	Total After Sale Rent
AL/10	2BR	900	700	700	7,000
BW/4	2BR	1000	600	600	2,400
BW/4	2BR	1150	695	695	2,780
GW/8	2BR	1150	745	745	5,960
GW/16	3BR	1250	800	800	12,800
NG/3	2BR	1250	650	650	1,950
NG/13	3BR	1600	750	750	9,750
PV/21	2BR	1250	645	645	13,545
PV/3	3BR	1250	795	795	2,385
SP/8	2BR	1600	855	855	6,840
Estimated/Possible Monthly Total					\$65,410

Total Estimated/Possible Annual Income	
Rent	784,920
Commercial	
Parking	
TOTAL	784,920
Estimated Annual Expenses	
Administrative	99,189
Utilities	71,665
Operating	60,997
Taxes/Insurance	184,144
O&M Maintenance	2,500
Replacement Reserves	27,000
Total	\$445,495

COMMENTS CONCERNING PROJECT INFORMATION:

- * Garages are at Summerhill Place site
- ** Covered parking is at Northgate Square

Site addresses are scattered:

(AL) 5,7,9,11,13,15,17,23 Ashlee Blvd (Nash, TX);
 (BW) 305, 307, 322, 324, 326, 328 Brookwood Drive;
 (GW) 5122, 5124, 5126, 5128, 5202, 5212, 5214, 5323 Galloping Way, 1, 2, 3, 4 Pinto Circle, 3728, 3729, 3730, 3731, 3732, 3734 Steeplechase Drive, 3729, 3730, 3731, 3732, 3733, 3734 Trotter Lane;
 (SP) 6131, 6133, 6135, 6137, 6139, 6141, 6143, 6145 Summerhill Place;
 (NG) 304, 306 W 36th Street, 3603, 3605, 3607, 3611, 3613, 3615 Hazel Street;
 (PV) 3 Lynwood Drive Units A, B, C, D, 7A-F, 11 A-D, 15 A-F, 19 A-D

Due diligence should be performed in advance of submitting a bid. While care has been exercised to ensure accuracy, all information provided is solely for the purpose of permitting parties to determine whether or not the Project is of such type and general character as to interest them in its purchase. HUD makes no warranty as to the accuracy of such information.

USE RESTRICTIONS

20 Years affordable rental housing.

Two-year rent protection for eligible residents.

TERMS OF SALE

- This is an "All-Cash" – "As-Is" sale. HUD is not providing financing for this sale. Payment of the full bid price must be presented at Closing.
- No consideration will be given to a bid submitted by any party currently suspended or debarred from participating in HUD programs. As provided for in 24 C.F.R. Part 27, the defaulting mortgagor, or any principal, successor, affiliate, or assignee on the mortgage at the time of default shall not be eligible to bid on or otherwise purchase this Project. ("principal" and "affiliate" are defined at [24 C.F.R. § 200.215](#).)
- Bids for this Project will only be considered for acceptance if properly submitted by following the bidding instructions which includes but is not limited to submitting evidence of bidding eligibility, the Earnest Money Deposit, forms and statements as required in the Invitation. High Bidder will be reviewed to determine if eligible to bid, qualified to purchase, own and manage the Project
- The High Bidder must certify to HUD that any/all projects that are owned by the bidder or its affiliates and are located in the same jurisdiction (City or Town) where the Project is located are in substantial compliance with applicable state and local housing statutes, regulations, ordinances and codes. See Attachment G, Certification of Substantial Compliance.
- High Bidder has the option to file the required Previous Participation Certification (Form HUD-2530) in electronic or paper format. **For questions concerning APPS contact the Multifamily Housing Systems Help Desk at 1-800-767-7588. For questions concerning Secure Systems contact the REAC Help Desk at 1-888-245-4860.**
- Repairs estimated at \$158,480 must be completed to HUD's satisfaction within 12 months of Closing. Refer to the Use Agreement, Rider(s) 2 and 6, and Attachment E for more information.
- Closing is to be held thirty (30) calendar days after HUD notifies the High Bidder that they are qualified to purchase the Project being offered.
- If HUD approves an extension of the Closing, the Purchaser must pay a fee which is the greater of 1.5% of the bid price or HUD's holding costs of \$40.80 per unit per calendar day for each thirty (30) calendar day period.
- The Use Agreement will include the following Riders: Enforcement, Required Rehabilitation, Two-Year Rent Protection for Pre-Existing Tenants, Affordability of Units, Nondiscrimination Against Section 8 Certificate Holders and Voucher Holders, Relocation and Environmental Hazards.

PROSPECTIVE BIDDERS SHOULD READ AND THOROUGHLY UNDERSTAND ALL INFORMATION PROVIDED HEREIN AND IN THE BID KIT PRIOR TO SUBMITTING A BID.

INFORMATION AND BID KIT

INFORMATION and BID KIT may be viewed or printed at

http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/pd/mfplst.

You may also sign up for our electronic mailing list at

<http://www.hud.gov/subscribe/signup.cfm?listname=Multifamily%20Property%20Disposition&list=mfpd-l>. If you do not have access to the internet or cannot download a PDF file, you may contact the Realty Specialist identified below to obtain a copy of the bid kit.

Bids for Texarkana Rentals:

MUST BE PRESENTED ON: March 20, 2015

At: 10 a.m. (local time)

Location of Foreclosure Sale:

Bowie County Courthouse
(Front Steps – North Entrance)
710 James Bowie Drive
New Boston, Texas 75570

HUD Office and Contact Information for submission of documents:

Fort Worth HUD Office
Property Disposition Division, 6AHMLAT
801 Cherry Street, Unit #45, Ste. 2500
Fort Worth, TX 76102

Senior Realty Specialist: Debbie Bolin
Phone: (817) 978-5822
Fax: (817) 978-6018
Email: debie.f.bolin@hud.gov

INSPECTION OF PROJECT

HUD does not own or operate this facility and cannot grant access for viewing. Viewing is at the discretion of the current owner. No Open House has been scheduled for this sale.